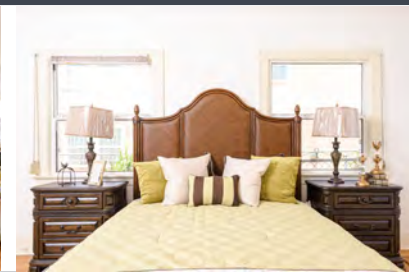
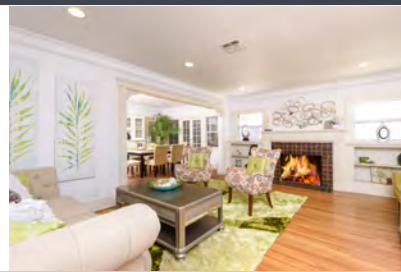




MID-CITY DUPLEX
1800 S. Van Ness Avenue, Los Angeles



\$100k PRICE REDUCTION!

Presenting this excellent income property centrally located in rapidly appreciating Mid-City. The main house is a single story, Craftsman-style home featuring 2 bedrooms and 2 bathrooms, formal dining area, and an office. Features include a new foundation completed by Alpha Structural, with central air conditioning, inviting porch and new landscaping, open floor plan with hardwood floors and new paint throughout, immaculate bathrooms with new tile flooring and granite countertops and spacious kitchen complete with granite countertops, range, and dishwasher. The second unit features 1 bedroom with a spacious den which could be used as a 2nd bedroom. The backyard feature four-car garages with plenty of more exterior space for parking and entertaining. Street to street frontage on Cimmaron and Van Ness. Centrally located with easy access to Downtown, Hollywood, and Westside. Probate Sale with NO COURT CONFIRMATION!

\$1,049,000

Asking Price ~~\$1,259,000~~

Rhett Winchell

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thriving on opportunity